Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 W. Spring Mountain Rd
Las Vegas, NV 89117
November 24, 2026
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
    - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
    - Supporting material is/will be available on the County's website at : https://clarkcountynv.gov/SpringValleyTAB.

Board/Council Members:	Randal Okamura, Chair	Matthew Tramp, Vice Chair
	Kriselle Gabriel	Patrick Dierson
	Justine McDowell	
Secretary:	Carmen Hayes (702) 371-7991 chayes70@yahoo.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Mike Shannon (702)-455-8338 mds@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for November 10, 2026. (For possible action)

IV. Approval of the Agenda for November 24, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

1. **WS-26-0675-MISKE, CHRISTOPHER:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing accessory building in conjunction with an existing single-family residence on 0.24 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Drayton Avenue and west of Lexie Drive within Spring Valley. JJ/jl/kh (For possible action) 12/01/26 PC

2. **ET-26-400111 (UC-25-0703)-ITZHAKI ENTERPRISES, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action)
12/15/26PC

3. **UC-26-0684-7693 POST C O, LLC:**
USE PERMITS for the following: 1) restaurant and related facilities; 2) catering; 3) household pets; and 4) personal services in conjunction with an existing office complex on a portion of a 2.22 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Post Road and east of Buffalo Drive within Spring Valley. MN/tpd/cv (For possible action) 12/15/26 PC

4. **VS-26-0710-JOSHUA GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue (alignment), and Grand Canyon Drive and Fort Apache Road; and a portion of right-of-way being Russell Road located between Grand Canyon Drive and Fort Apache Road within Spring Valley (description on file). JJ/tpd/cv (For possible action)
12/15/26 PC

5. **UC-26-0708-JOSHUA GROUP, LLC:**
USE PERMIT to allow a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) increase parking.
DESIGN REVIEW for a place of worship and a daycare on 2.12 acres in a CP (Commercial Professional) Zone. Generally located south of Russell Road and east of Grand Canyon Drive within Spring Valley. JJ/tpd/cv (For possible action) 12/15/26 PC

6. **WS-26-0694-T2 TRUST & TOM TYRUS D TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce interior side setbacks in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.Generally located east of Pioneer Way and south of Edna Avenue within Spring Valley. JJ/hw/cv (For possible action) 12/15/26 PC

7. **VS-26-0707-BOYD CORPORATE CAMPUS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment); a portion of a right-of-way being Teco Avenue located between Buffalo Drive and Pioneer Way (alignment); and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue; and a portion of a right-of-way being Sunset Road located between Buffalo Drive and Pioneer Way (alignment) within Spring Valley (description on file). MN/jud/cv (For possible action) 12/16/26 BCC

8. **WS-26-0706-BOYD CORPORATE CAMPUS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce EV capable parking spaces; and 3) allow modified driveway geometrics.
DESIGN REVIEW for a proposed office campus on 10.78 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive a south of Teco Avenue within Spring Valley. MN/jud/cv (For possible action) **12/16/26 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: December 8, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
https://notice.nv.gov

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0675-MISKE, CHRISTOPHER:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing accessory building in conjunction with an existing single-family residence on 0.24 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Drayton Avenue and west of Lexie Drive within Spring Valley. JJ/jl/kh (For possible action)

RELATED INFORMATION:

APN:
163-30-710-021

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side interior setback for an existing accessory building to 2 feet where 5 feet is required per Section 30.02.07 (a 60% reduction).

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9711 Drayton Avenue
- Site Acreage: 0.24
- Project Type: Accessory structure (RV cover)
- Number of Stories: 1
- Building Height (feet): 14

Site Plan & Elevations
The site plan shows an existing single-family residence centrally located on a corner lot with driveway access from the north along Drayton Avenue. An existing accessory building (RV cover) is positioned on the western side of the property approximately 2 feet from the property line. The side setback requirement is not met and is therefore the subject of this waiver request. Elevations show that the structure is made of metal and is placed on gravel behind existing concrete within the side yard.

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Applicant's Justification

The applicant states that the previous owners of the property constructed the accessory building, and the applicant would like for it to remain. The applicant states that there is a registered antique vehicle that is parked on site, which was the subject of a code enforcement violation.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-900105-99	Minor deviation to reduce lot width for a single-family residential subdivision	Approved by ZA	February 1999
VC-0444-98	Variance for wall height in conjunction with a single-family residential subdivision	Approved by PC	April 1998
TM-500019-98	Tentative map for a single-family residential subdivision	Approved by PC	March 1998
ZC-1205-97	Zone change from R-E to R-2 and use permit for compact lots	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (MN) – up to 8 du/ac	RS3.3	Single-family residences

Clark County Public Response Office (CCPRO)

There is an active zoning violation via CE-26-10630 for building without permits.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The intent of establishing minimum setback requirements is to maintain consistent development standards and prevent the encroachment of buildings on other properties or structures. There is sufficient space within the side yard to relocate the accessory building (RV cover) to reduce the encroachment into the side setback near a neighboring property. Additionally, staff finds that the

metal accessory building is not architecturally compatible with the existing home. Therefore, staff cannot support this request.

Staff Recommendation
Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHRISTOPHER MISKE
CONTACT: CHUCK MISKE, 21010 SHILOH ST, OMAHA, NE 68022

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0675

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/10/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/1/26 Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

~~Location: 500 S. Grand Central Pkwy, Commission Chambers~~

~~Staff reports: Available 3 business days prior to the BCC meeting on the following website:~~

~~https://clarkcountynv.gov/agendas~~

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100920

ASSESSOR PARCEL #(s): 163-30-710-021

PROPERTY ADDRESS/ CROSS STREETS: 9711 Drayton Ave.; Las Vegas, NV 89148

DETAILED SUMMARY PROJECT DESCRIPTION

On May 13th we were issued a Notice of Violation (Case CE26-10630) for not having permits on file and the required side setback for a detached car (RV) port built prior to me purchasing the property in March 2025. We are asking for a waiver for a reduction of setbacks for the detached carport.

Please refer to the Justification Letter for specific measurements and details.

PROPERTY OWNER INFORMATION

NAME: Christopher Miske

ADDRESS: 9711 Drayton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 602-920-3990 CELL 602-920-3990

APPLICANT INFORMATION (information must match online application)

NAME: Christopher Miske

ADDRESS: 9711 Drayton Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: 602-920-3990 CELL 602-920-3990 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Chuck Miske

ADDRESS: 21010 Shiloh St.

CITY: Omaha STATE: NE ZIP CODE: 68022

TELEPHONE: 402-578-9357 CELL 402-578-9357 ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*	Christopher Miske Property Owner (Print)	6/23/2026 Date

Waiver of Development Standards Justification Letter

Applicant: Christoper Miske
Property Address: 9711 Drayton Ave.; Las Vegas, NV 89148
APN: 163-30-710-021
Zoning: RS3.3 (Residential Single-Family 3.3 du/ac)
Application Type: Waiver of Development Standards (Side Yard Setback Reduction)
Project Description: Existing RV Cover (Accessory Building) – West Side Encroachment
Code Enforcement Violation Case: CE26-10630

Justification Letter

To Whom It May Concern:

I am requesting approval of a Waiver of Development Standards to allow an existing RV cover (accessory building) on my RS3.3-zoned property to remain within a reduced side yard setback on the west side only.

Per Clark County Title 30.02 (Zoning District Development Standards), the required interior side yard setback in the RS3.3 zoning district is 5 feet. Additionally, Title 30 provisions for accessory structures (Table 30.02-4) require that carports or similar structures not be located closer than 5 feet to a property line. The existing accessory building has a setback of approximately 2'-2" on the west side and therefore requires a Waiver of Development Standards.

The accessory building was installed by the previous property owner prior to my acquisition of the property on March 7th, 2025. The structure complies with applicable setbacks on all sides except the west side, where the existing clearance to the property line is approximately 2'-2".

I respectfully request approval based on the following findings:

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1. Existing Condition Not Created by Current Owner

The accessory building was constructed prior to my ownership, and I did not create the encroachment. This request is being made in good faith to bring the property into compliance through the County's entitlement process.

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2. Limited Scope of Non-Compliance

The setback deficiency is isolated solely to the west side of the accessory building.

- The structure meets all other setback and separation requirements, including adequate spacing from the primary residence.
- This limited encroachment reduces the overall impact of the request.

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3. Minimal Impact Due to Perimeter Wall

The west side of the accessory building is adjacent to a perimeter wall, which provides physical separation and visual buffering between properties. As a result:

- The encroachment does not directly impact a neighboring usable yard area
- Screening is already in place
- Privacy and aesthetics of the property are maintained to a high standard

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4. No Detriment to Health, Safety, or Welfare

The structure is:

- Non-habitable and accessory in nature
- Structurally sound and properly maintained
- Not interfering with utilities, easements, drainage, or access

Granting this waiver will not negatively affect public health, safety, or welfare.

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5. Consistency with RS3.3 Residential Use

The RS3.3 zoning district supports low-density residential development, where accessory structures such as accessory buildings are typical. The structure:

- Is consistent with common residential use of the property
- Does not alter the residential character of the neighborhood

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6. Practical Hardship

Strict enforcement of the 5-foot setback would require removal or relocation of an existing structure, resulting in:

- Unnecessary financial burden
- Loss of a functional residential improvement
- Little to no corresponding public benefit

Relocation to achieve required setback distances on both the east and west side is impossible due to the established layout of the lot, existing perimeter wall, primary residence, and size of the accessory building.

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7. Mitigation of the Encroachment

Any potential impacts associated with the reduced setback are mitigated by:

- The presence of the perimeter wall along the west property line
- The limited extent of encroachment
- The accessory nature of the RV cover

Conclusion

The requested Waiver of Development Standards is justified because the encroachment is limited to one side of the structure, was not created by the current owner, and is effectively mitigated by existing site conditions.

The accessory building remains compatible with the intent of the RS3.3 zoning district and does not adversely impact adjacent properties or the public.

For these reasons, I respectfully request approval to allow the existing accessory building to remain as constructed.

In addition to the requested Waiver of Development Standards, I would like to provide clarification on the Notice of Violation reference Clark County Title 30.03.01(D)(3)(iii)(b) – Storage of commercial vehicles in residential zones.

The vehicle in question on the Notice of Violation that is parked under the accessory building is a 1972 Kenworth antique vehicle truck and not used for commercial purposes.

The truck is registered and insured as an Antique Vehicle Truck with license plate number AVTB74. "AVT" stands for Antique Vehicle Truck.

The vehicle is in operable condition and is only used within the restrictions of an Antique Vehicle Truck registration including: must be at least 25 years old, weigh more than one ton, be used strictly for exhibitions, shows, parades, or similar, and limited to be driven a maximum of 5,000 miles per year.

Thank you for your time and consideration.

Sincerely,
Christopher Miske
602-920-3990
cmiske@gmail.com

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400111 (UC-25-0703)-ITZHAKI ENTERPRISES, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** banquet facility; and **2)** live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
163-34-501-025

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 5875 S. Rainbow Boulevard
- Site Acreage: 1.86
- Project Type: Banquet facility & live entertainment
- Number of Stories: 2
- Square Feet: 2,745 (proposed banquet facility & live entertainment)
  Parking Required/Provided: 107/15

Site Plans
The approved plan depicts an existing shopping center consisting of 2 buildings that are connected by a roof and give the appearance of 1 building. The applicant has occupied the entire 2 story southern building and has been operating as a dance studio and is requesting to turn a portion of the second floor into a banquet facility. Access to the site is provided via Rainbow Boulevard and Oquendo Road. Parking is provided throughout the site with 107 spaces being required, where 155 spaces are provided.

Landscaping
Landscaping exists throughout the site and there is no new landscaping being proposed with this request.

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Elevations

The approved plan depicts 2 existing two story commercial buildings which are connected by a roof and give the appearance of 1 building. The exterior of the buildings consists of stucco with windows, provided on all 4 sides, and a pitched roof.

Floor Plans

The approved plans provided depict a proposed banquet facility on the second floor of the building. The event area is 2,502 square feet. A 243 square foot DJ booth will produce live entertainment for the proposed use. The remainder of the second floor consist of classrooms for the dance studio, offices, and bathrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0703:

Comprehensive Planning

- 1 year to review or the application will expire;
- Hours of operation Monday through Wednesday until 12:00 a.m.;
- Hours of operation Thursday through Sunday until 2:00 a.m.
- Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states they could not commence the approved use after experiencing several logistical delays. Now the applicant is in the process of submitting plans to the Building Department for interior repairs and hopes to commence operations by the end of January 2027.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0703	Use permits for a banquet facility	Approved by PC	December 2025
UC-0480-11	Use permit for a major training facility (yoga) in an existing office and retail center	Approved by PC	July 2014
UC-0646-07	Use permit for a major training facility (yoga) in an existing office and retail center	Approved by PC	July 2007
ZC-1392-01	Zone change to reclassify 1.90 acres from R-E to C-2 for an office/retail building	Approved by BCC	December 2001

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Office building
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Gas station & restaurant
West	Corridor Mixed-Use	RS3.3 (AE-60)	Single-family residential

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff find the applicant has not worked diligently to commence this project within one year of the original application's approval. However, staff recognizes the complexities of operating a business. In order to follow the goals outlined in Policy 5.1.3 for the economic base of Unincorporated Clark County, staff can support this request. However, staff may not be able to support another extension of time request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until December 16, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

DRAFT

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: ALWAYS HAPPY HOUR, LLC
CONTACT: TODD KESSLER, 6994 GLENCOE HARBOR AVENUE, LAS VEGAS, NV 89179

DRAFT

Comprehensive Planning
Application Meeting Information

2

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400111 (UC-25-0703)

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/24/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/15/26 Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

~~Location:~~ ~~*500 S. Grand Central Pkwy, Commission Chambers*~~

~~Staff reports:~~ ~~*Available 3 business days prior to the BCC meeting on the following website:*~~

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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Judith Metz, Secretary
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
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Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
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1650 S. Hollywood, Las Vegas

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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
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Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning
Application Form

APPLICATION PRE-REVIEW # 26-101729
ASSESSOR PARCEL #(s): 163-34-501-025

PROPERTY ADDRESS/ CROSS STREETS: 5875 S Rainbow Blvd #207, LVNV 89118 - Oquendo

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for UC-25-0703

PROPERTY OWNER INFORMATION

NAME: Itzhaki Enterprises, LLC
ADDRESS: 5875 S. Rainbow #204
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-220-7587 CELL _____
-7587

APPLICANT INFORMATION (information must match online application)

NAME: Always Happy Hour, LLC
ADDRESS: 6994 Glendoe Harbor Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89179
TELEPHONE: 702-296-2600 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Todd Kessler
ADDRESS: 6994 Glendoe Harbor Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89179
TELEPHONE: 702-296-2666 CELL _____ ACCELA REFERENCE CONTACT ID # _____

***Correspondent will receive all project communication via the email entered in online application.**

(I, We) the undersigned swear and say that (I am; We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Tomer Itzhaki
on behalf of Itzhaki Enterprises, LLC
Property Owner (Print)

09/30/2026
Date

Todd Kessler Esq.
6994 Glencoe Harbor Ave.
Las Vegas NV 89179
(702) 296-2600

October 6, 2026

Planning Commission
Clark County
Las Vegas, NV

VIA ELECTRONIC MAIL ONLY

Re: Extension of Time for UC-25-0703 – Special Use Permit for a banquet facility located at 5875 S. Rainbow Suite 207, Las Vegas, NV 89118 – APR #26-101729

To whom it may concern,

Please accept this as a justification letter for the above-entitled Extension of Time. The original application was heard at the December 16, 2025 Planning Commission and one of the conditions required the business to commence within one year of the Approval and we are requesting a one-year extension of time to that condition.

Due to numerous unforeseen factors with the previous architect/contractors/tenant entity has caused a significant delay. The applicant is now a different entity and has recently signed the Lease with the engagement of an architect having occurred last week. The improvements will add two ADA bathrooms and a permitted banquet kitchen. The plans are expected to be submitted to the building department/SNHD by the end of October 2026. Construction is anticipated to take a couple of months with an anticipated opening of the business in late January 2027.

The applicant respectfully requests that the Planning Commission grant this extension of time. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Todd Kessler

Todd Kessler, Esq.

3

12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0684-7693 POST C O, LLC:

USE PERMITS for the following: **1)** restaurant and related facilities; **2)** catering; **3)** household pets; and **4)** personal services in conjunction with an existing office complex on a portion of a 2.22 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Post Road and east of Buffalo Drive within Spring Valley. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
163-34-410-021

RELATED APN:
163-34-410-003, 163-34-410-014, and 163-34-410-018

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 7693 W. Post Road
- Site Acreage: 0.46 (portion)/2.22 (overall site)
- Project Type: Restaurant and related facility, catering, household pets, and personal services
- Square Feet: 6,150 (portion)/25,896 (overall site)
- Parking Required/Provided: 68/107

Site Plan
The plan depicts an existing office warehouse complex with access provided via Post Road. The subject site consists of 4 buildings. The proposed uses would be within building 4 of the existing office warehouse complex.

Landscaping
There is no landscaping being proposed with this request.

Elevations
The pictures depict an existing office warehouse building with a grey stucco exterior and flat roof.

DRAFT

Floor Plans
The plan depicts a proposed cat interaction lounge, dining space, fitness studio, cooking area, and office space.

Applicant's Justification
The applicant states they would like to operate a cat interaction lounge (household pets), catering facility, fitness studio (personal services), and restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0824-15	Use permit for a banquet facility - expired	Approved by PC	January 2016
ZC-0367-13	Zone change and use permits for an office/banquet facility	Approved by BCC	August 2013
UC-0047-12	Use permit for offices	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CP (AE-60)	Undeveloped
South & East	Business Employment	IP (AE-60)	Warehouse
West	Corridor Mixed-Use: allows less than 18 du/ac	RS20 (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Use Permits
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the request will not have a negative impact on the adjacent parcels. The subject site is surrounded by industrial development and provides plenty of parking for the proposed uses. In addition, the request aligns with Policy SV-1.5 of the Master Plan. This policy seeks to provide neighborhood-oriented retail, commercial, and office spaces within close proximity to Spring Valley residents. Although this subject site is not adjacent to residential properties, there are

existing residential developments within 600 feet of this parcel. It is for these findings that staff can support the request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LM DESIGN DEPARTMENT
CONTACT: LM DESIGN DEPARTMENT, LM CONSTRUCTION CO, 6260 W. PEBBLE ROAD, LAS VEGAS, NV 89139

DRAFT

Comprehensive Planning
Application Meeting Information

3

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0684

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/24/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/15/26 Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

~~Location: *500 S. Grand Central Pkwy, Commission Chambers*~~

~~Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*~~

https://clarkcountynv.gov/agendas

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3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101165

ASSESSOR PARCEL #(s): 163-34-410-021

PROPERTY ADDRESS/ CROSS STREETS: 7693 West Post Rd.,

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit application for a office, fitness studio, and catering/cafe in an IP zone.

PROPERTY OWNER INFORMATION

NAME: 7693 POST CO LLC

ADDRESS: 8100 Brown Clay Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 804-387-7875 CELL 804-387-7875

APPLICANT INFORMATION (information must match online application)

NAME: Mike Sosa

ADDRESS: 6260 Pebble Rd.

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702.262.6032 CELL ACCELA REFERENCE CONTACT ID # 181578

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Mike Sosa

ADDRESS: 6260 Pebble Rd.

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702.262.6032 CELL ACCELA REFERENCE CONTACT ID # 181578

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*	Property Owner (Print)	Date
	Christina Kao	7/2/2026

LM CONSTRUCTION CO.
6260 W PEBBLE ROAD • Ste 110 • LAS VEGAS, NV 89139 • (702) 262 – 6032 • FAX: (702) 262-6150
WWW.LMCONSTRUCTIONCO.COM

Justification Letter – KAO Collective

09.25.2026

Clark County Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155

Subject: **Justification Letter for Use Permit, APN: 163-34-410-021**

To Whom It May Concern:

L M Construction Co., LLC on behalf of the applicant/owner, KAO Collective, is submitting applications for the proposed special use permit located at the above referenced parcels. This project is located at 7693 West Post Road., Las Vegas, NV 89113. The current zoning is IP and our proposed use is allowed with a special use permit.

Special Use Permit

The UC applications request are for interior single-story building with a footprint of **6,150 SF**. The intended use of the property is Office, Personal Services, Catering, Restaurant and Recreational use.

The principal office use consists of **2,669 s.f.** and includes one reception area, one open office, and three private offices. The proposed hours of operation are Monday through Friday from 9:00 a.m. to 5:00 p.m.

UC#1-Household pets not in conjunction with a residential development per 30.03.04A.11
The Recreational use will be for a cat interaction lounge space of **631s.f.** Cat interaction lounge will house 10 cats max and provide a controlled area where visitors may interact cats. No veterinary examination, treatment, grooming, boarding, or similar animal-care services are proposed. The proposed hours of operation are Monday through Friday from 9:00 a.m. to 5:00 p.m.

UC#2- Catering Facility not in conjunction with a hotel, motel, resort hotel, rural resort hotel. Shopping center, or restaurant per 30.03.06D.1
The Catering will occupy the existing **1,925 s.f.** kitchen. The hours of operation will be Monday-Sunday, (11am-10pm).

LM CONSTRUCTION CO.
6260 W PEBBLE ROAD • Ste 110 • LAS VEGAS, NV 89139 • (702) 262 – 6032 • FAX: (702) 262-6150
WWW.LMCONSTRUCTIONCO.COM

UC#3 – Personal Services (fitness studio) not for the exclusive use of employees per 30.03.06.
The Personal Services will consist of **925 s.f.** of space. The hours of operation will be Monday-Friday, (6am-9am, 4pm-9pm) and Saturday-Sunday, (8am-12pm.

UC#4-Restaurant and related facility in the IP zone per 30.03.06.
The Restaurant will occupy the existing **730 s.f.** dining space. The hours of operation will be Monday-Sunday, (11am-10pm).

Parking Analysis:
Please refer to LMCC site plan for parking analysis using Clark County Title 30 requirements. Lochsa Engineers' parking analysis was also used to review parking demands via alternative methodology to justify the number of stalls provided.

Thank you for your time, consideration, and continued support of responsible development in Clark County. Please do not hesitate to contact me if you need any additional information or clarification.

Sincerely,

Mike Sosa

Mike Sosa
Senior Designer
L M construction Co., LLC
msosa@lmconstructionco.com
O: (702) 262-6032

4

12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0710-JOSHUA GROUP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue (alignment), and Grand Canyon Drive and Fort Apache Road; and a portion of right-of-way being Russell Road located between Grand Canyon Drive and Fort Apache Road within Spring Valley (description on file). JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
163-31-501-002

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon patent easements within the subject property. In addition, the applicant is requesting to vacate and abandon a 5 foot wide right-of-way along the north property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400095 (UC-20-0203)	First extension of time use permits and a design review for a daycare and major training facility - expired	Approved by PC	September 2022
WS-20-0468	Waiver of development standards for non-standard improvements in the right-of-way	Approved by PC	December 2020
UC-20-0203	Special use permits and a design review for a daycare and major training facility - expired	Approved by PC	June 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-Use (allows less than 18 du/ac)	CG	Gasoline station with various retail

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Related Applications

Application Number	Request
UC-26-0708	Use permit, waiver of development standards, and design review for a place of worship and a daycare is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

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Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: UNIVERSITY UNITED METHODIST CHURCH
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

Comprehensive Planning
Application Meeting Information

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IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0710

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/24/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/15/26 Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

~~Location: *500 S. Grand Central Pkwy, Commission Chambers*~~

~~Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*~~

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Please Note:

- All meetings are mandatory for ALL applications.
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  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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Jami Reid
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Indian Springs Civic Center
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Regional Government Center
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(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Authentisign ID: C90DEA3F-7380-F111-B337-000D3A1E5FED

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100889
ASSESSOR PARCEL #(s): 163-31-501-002

PROPERTY ADDRESS/ CROSS STREETS: 9725 W. Russell Rd., Las Vegas, NV 89148

DETAILED SUMMARY PROJECT DESCRIPTION

Development of the property as a place of worship with a child development center. This application includes a use permit, design review and a vacation of right-of-way.

PROPERTY OWNER INFORMATION

NAME: Joshua Group LLC
ADDRESS: 11282 Dolly Varden Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89179
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: University United Methodist Church c/o Laura Marsalla
ADDRESS: 3975 S. Sandhill Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-733-7155 CELL 702-497-8562 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.
ADDRESS: 8965 S. Eastern Ave., Suite 382
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-727-6258 CELL 702-245-5075 ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Alex Freeman	Alex Freeman	07/15/26
Property Owner (Signature)*	**Property Owner (Print)**	**Date**

Civil
Flood Control
Structural
Surveying
Traffic

Lochsa engineering

August 12, 2026

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Subject: Justification Letter for Vacation of ROW and Pedestrian access, streetlight, traffic control device easement, patent easement
APNs: 163-31-501-002
Lochsa Engineering Project No. 261050

Dear Sir or Madam,

This is a justification letter for the vacation of right-of-way and the existing patent easement for the subject property located East of the intersection of Russell Road and S. Grand Canyon Drive, APN 163-31-501-002. Per the new Title 30, subject properties must have detached sidewalks. Therefore, the right-of-way line on Russell Road must be adjusted from the back of sidewalk now to the back of curb. An existing pedestrian access, streetlight, traffic control device easement also needs to be vacated in order to accommodate the new detached sidewalk. The patent vacation is being vacated to conform to Clark County requirements as no public roadway will be installed on this property.

Please do not hesitate to contact me at (702) 365-9312 should you have any questions or need additional information.

Sincerely,
LOCHSA ENGINEERING

Ted Egerton, P.E.
Principal

201 N Maple Grove Rd, Suite 100
Boise, ID 83704
(208) 342-7168

6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118
(702) 365-9312

1 (866) 606-9784
Lochsa.com

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0708-JOSHUA GROUP, LLC:

USE PERMIT to allow a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) increase parking.
DESIGN REVIEW for a place of worship and a daycare on 2.12 acres in a CP (Commercial Professional) Zone.

Generally located south of Russell Road and east of Grand Canyon Drive within Spring Valley. JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
163-31-501-002

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate screening along the south and east property lines where an 8 foot high decorative wall is required per Section 30.04.02C.
2. Increase parking to 92 spaces where a maximum of 59 spaces is permitted per Section 30.04.04D (a 56% increase).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Place of Worship
- Building Height (feet): 34
- Square Feet: 8,385 (place of worship)/7,393 (daycare)/15,778 (total)
- Parking Required/Provided: 52/96 (including 4 accessible spaces)
- Sustainability Required/Provided: 7/7

Site Plan
The plan depicts a proposed place of worship and daycare facility with access provided via Russell Road. The facility will be set back 17 feet from the front property line (north), 10 feet from the west property line, and 149 feet from the east property line. Two playground areas are being proposed with the daycare use. Playground 1 is surrounded by the facility on the north,

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east, and south sides. Playground 2 is located on the south side of the building with landscaping being proposed adjacent to Playground 2's south side. There is a 6 feet tall metal fence that is being proposed along the perimeter of both areas. The site is providing 96 parking stalls for both uses where 52 parking stalls are required. Parking spaces are generally located on the south and east sides of the site.

Landscaping

The landscape plan depicts detached sidewalks with street landscaping along Russell Road in accordance with Title 30 standards. Parking lot landscaping is provided throughout the site, though the landscape islands are not per Title 30, the overall number of parking lot trees is consistent with Title 30 requirements. A 15 foot wide landscape buffer is provided along the south and east property lines, with an existing 6 foot high screen wall provided where an 8 foot high decorative wall is required.

Elevations

The plan depicts a proposed place of worship and daycare facility that will be 34 feet in height. The facility will have a varying pitched roof line with stone accents and stucco siding.

Floor Plans

The plan depicts a proposed place of worship and daycare facility with office spaces, childcare rooms, a worship room, a kitchen and various other rooms.

Applicant's Justification

The applicant states the proposed facility is harmonious with the surrounding area because it meets the objectives of Clark County's Master Plan. A facility such as this is greatly needed by the residents of Las Vegas. The project is designed in a way that will have very minimal impact on the flow of traffic or pedestrian connectivity within the area. In addition, the facility meets all the required points of sustainability.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400095 (UC-20-0203)	First extension of time of use permits and a design review for a daycare and major training facility-expired	Approved by PC	September 2022
WS-20-0468	Waiver of development standards for non-standard improvements in the right-of-way	Approved by PC	December 2020
UC-20-0203	Use permits and a design review for a daycare and major training facility - expired	Approved by PC	June 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-Use	CG	Gas station & retail

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-26-0710	Vacation and abandonment of easements and right-of-way is a companion item on this agenda

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Use Permit
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

With appropriate building siting, proper building massing and scale, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact on the community. Staff does not have an issue with the proposed use; therefore, can support the request.

Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
Staff finds that the request to reduce the required screening is minimal in nature. There is an existing 6 feet tall wall along the south, and east, property lines. In addition, the applicant is

proposing to meet all landscaping requirements with a 15 feet wide intense landscape strip along the east and south property lines. The applicant will also install trees immediately adjacent to Playground 2 to provide additional buffering for higher activity areas. It is for these findings that staff can support the requested waiver of development standards.

Waiver of Development Standards #2

Staff finds that the requested increase in parking is excessive and creates a site that is not optimally designed for the proposed uses. The applicant has also not provided a compelling justification for the increased parking. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed place of worship to be appropriate for the area and should have minimal impacts to the surrounding neighborhood. Furthermore, the site meets most Title 30 design standards regarding landscaping, and the elevation plan depicts four-sided architecture. Additionally, the proposed place of worship building meets all of the CP zoning district requirements, including setbacks and maximum height. However, since staff cannot support the associated waiver for increased parking, staff cannot support the design review.

Staff Recommendation

Approval. Approval of use permit and waiver of development standards #1; denial of waivers of development standards #2, and the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0184-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: UNIVERSITY UNITED METHODIST CHURCH
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5

APPLICATION NUMBER(s): DR/WS/UC-26-0708

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TAB/CAC: Spring Valley TAB 6:00 PM

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Location: *500 S. Grand Central Pkwy, Commission Chambers*

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~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

~~Location:~~ ~~*500 S. Grand Central Pkwy, Commission Chambers*~~

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Revised 6/2/26

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Authentisign ID: C90DEA3F-7380-F111-B337-000D3A1E5FED

Comprehensive Planning Application Form

5

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ASSESSOR PARCEL #(s): 163-31-501-002

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DETAILED SUMMARY PROJECT DESCRIPTION

Development of the property as a place of worship with a child development center. This application includes a use permit, design review and a vacation of right-of-way.

PROPERTY OWNER INFORMATION

NAME: Joshua Group LLC
ADDRESS: 11282 Dolly Varden Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89179
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: University United Methodist Church c/o Laura Marsalla
ADDRESS: 3975 S. Sandhill Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-733-7155 CELL 702-497-8562 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.
ADDRESS: 8965 S. Eastern Ave., Suite 382
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-727-6258 CELL 702-245-5075 ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Alex Freeman — Alex Freeman — 07/15/26

Property Owner (Signature)* **Property Owner (Print)** **Date**

REISMAN SOROKAC

Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

October 14, 2026

Via: Hand Delivery
Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: ***9725 W. Russell Road, Las Vegas, Nevada 89148 ("Property")***
Special Use Permit for a Place of Worship, Waiver of Development Standards, Site Design Review, Sign Design Review and Vacation Applications ("Applications")
Justification Letter

Dear Ms. Ammerman:

This office represents the University United Methodist Church, a Nevada cooperative association ("Applicant"). The Applicant wishes to develop the Property as a place of worship with a day care. The Applications for this development include a special use permit, waiver of development standards, design review for the place of worship with a day care as an accessory use and a sign, and the vacation of certain right-of-way and pedestrian and utility easements and a patent easement. The vacations are described in more detail in that certain separate Justification Letter from Lochsa Engineering and are being requested to permit a detached sidewalk as required by the Clark County Code, Title 30 ("Code") and to permit the development of the Property (in the case of the vacation of the patent easement).

The Property is located on the south side of Russell Road near the southeast corner of Russell Road and Grand Canyon Drive. The Property is zoned Commercial Professional and master planned Neighborhood Commercial. The surrounding properties are fully developed with

apartments to the east, single family homes to the south, and commercial development to the west. To the north across Russell Road (a 90 foot right-of-way) are more single family homes.

A place of worship is permitted in Commercial Professional; with a special use permit. The proposed development is a 15,778 total square foot building. The building consists of a 202-seat worship space (8,385 square feet), a day care (7,393 square feet) and administrative offices for both the place of worship and day care. The proposed development provides a total of 96 parking spaces, which is well in excess of the 52 spaces required by the Code, and 5 bicycle/bike rack spaces. Because the number of parking spaces provided exceeds the number of parking spaces required by Code by more than fifteen percent (15%), a waiver of development standards is required. The excess parking is justified due to the fact that: (i) the Property is land locked (i.e., there is no cross access with the parcels to the west, east or south); (ii) there is no available on street parking as the property fronts Russell Road – a 90 foot right of way and well-traveled throughfare; and (iii) the development will meet the peak demands of the place of worship with the proposed onsite parking.

The operations of the place of worship and day care do not generally overlap. The place of worship generally holds services on Sundays. The day care generally operates from 6:30 a.m. to 6:30 p.m. on Mondays through Fridays. The drop off and pick up for children is on a rolling basis in both the morning and the afternoon. The drop off and pick up requires parents to park and either walk their children in for drop off or walk their children out for pick up (i.e., there is no car line). Further, the Applicant has significant experience with this use as it operated a day care for more than thirty (30) years in conjunction with its prior location. The administrative offices for these uses generally operate during the hours of 8:00 a.m. to 5:00 p.m. on Mondays through Fridays. Given the proposed operations, the Applicant anticipates being able to meet all of the parking needs for these uses.

The development is proposed as a contemporary Spanish mission style stucco finished building in earth tones. The building will have a varied roofline and articulation on all four sides for visual interest and has a maximum height of approximately 28', with only one point exceeding that height at the top of the cross on the north façade of the building—at a height of 33'-6". The church sanctuary will have a gabled roof with tile roofing. This feature will be carried throughout other aspects of the architecture, particularly on the north side of the building, which faces Russell Road. The trash enclosure is located on the southeast area of the Property and is located at least 50' from the east and south Property lines. The loading zone on the east side of the main entry courtyard is 124' from the east Property line. The development meets the landscaping requirements of Title 30.

This is also a sign design review for the cross as it is considered a roof sign. The cross is a total of 33'-6". Although the cross exceeds the height of the building, the portion is a less than 6' length of the cross. It is an architectural feature of the building and is appropriate for the building's use and the area (i.e., the height of the cross does not exceed the maximum permitted

height in the Commercial Professional zone). The cross is not internally lit, nor does it contain any script.

The development requires a waiver of development standards of the wall height on the south and east side of the Property. The properties to the south and east are development as residential uses, thus the residential adjacency standards apply and require an 8' block wall. There is an existing 6' block wall along both the south and east property lines of the Property. The Applicant does not intend to try to add additional courses of block wall to the top of the existing wall, nor does the Applicant desire a block wall next to a block wall to satisfy the block wall height requirements. Accordingly, the Application requests a waiver of this requirement.

In addition to the building, the proposed development incorporates several outdoor spaces. Care was taken to consider the orientation of the development given the surrounding development and sustainability requirements. On the east side of the building is a courtyard that can be accessed from the parking lot. On the west side of the building is a courtyard style playground with a shaded play area that will be utilized in conjunction with the day care. There is an additional playground on the south portion of the development with a shaded play area that will also be utilized in conjunction with the day care. Much of the outdoor space can be accessed via covered walkways and the south and west facing windows have awnings. Based on the current configuration, the development has 7.0 sustainability credits.

The proposed development is appropriate for the area. It is in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title. It is located along Russell Road – an appropriate place for such a development—and will not have a substantial or undue adverse effect on the surrounding development, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare. Places of worship and day cares are necessary and needed in Clark County and serve various needs of the community. Further, the proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden as the properties surrounding this site are developed and this development is intended to be contained on the Property. The Applicant respectfully requests approval of the Applications.

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac

Elizabeth M. Sorokac, Esq.

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12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0694-T2 TRUST & TOM TYRUS D TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce interior side setbacks in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Pioneer Way and south of Edna Avenue within Spring Valley. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
163-10-311-001

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the interior side setback along the north property line to 5 feet where 10 feet is required per Section 30.02.04B (a 50% reduction).

LAND USE PLAN:
SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 2931 Bella Kathryn Circle
- Site Acreage: 0.46
- Project Type: Garage addition
- Number of Stories: 2 (existing residence)/1 (proposed addition)
- Building Height (feet): 35 (existing residence)/18 (proposed addition)
- Square Feet: 5,812 (existing residence)/1,498 (existing garage)/883 (proposed addition)

Site Plans
The plans depict an existing 5,812 square foot single-family residence located on and accessed from Bella Kathryn Circle. The existing residence has an existing attached, 1,498 square foot garage that is accessible from the interior of the residence and located along the northwest portion of the residence. The plans show an 883 square foot addition is proposed along the eastern portion of the existing garage and will be attached to the northeastern portion of the residence. The proposed garage addition will result in a 20 foot setback from the edge of Bella Kathryn Circle, a private street. The side setback of the garage to the north property line is proposed to be 5 feet, which requires a waiver of development standards. The rear setback of 36 feet will remain unchanged.

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Landscaping
There is no new landscaping required and proposed with this request.

Elevations
The elevations depict and existing single-family residence standing 35 feet tall with 2 stories. The exterior of the residence consists of painted stucco and stone veneer accents with a gabled, tiled roof. The proposed garage addition will be 18 feet wall and will consist of the same painted stucco and stone veneer accents on all sides. The roof will match the existing residence with a gable style and tiled roof.

Floor Plans
The floor plans show the existing residence is 5,812 square feet with several bedrooms and bathrooms, living area, and gourmet kitchen. The proposed garage addition is 883 square feet and will be added to the existing 1,498 square foot garage. The garage contains an open area for the storage of cars and other personal belongings. The garage is also accessible from the interior of the existing residence.

Applicant's Justification
The applicant is an automobiles enthusiast with several very valuable cars, but the existing garage is currently full, and cannot park daily driving cars inside the garage. The proposed garage expansion will allow the applicant to park within the garage space without the typical risk of parking 2 vehicles inside a standard 2 car garage with risk of damaging vehicles. The additional space will also allow the applicant to walk around the vehicles with enough room to move other items in and out of the garage and around the cars, such as trash cans, bikes, etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Zone change to establish the RNP overlay district	Approved by BCC	February 2011
VS-0571-04	Vacation and abandonment for government patent easements - recorded	Approved by PC	May 2004
TM-0003-04	Tentative map for a 9-lot single-family residential subdivision	Approved by PC	February 2004
VS-1481-94	Vacation and abandonment of surplus portions of Edna Avenue and Pioneer Way - recorded	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the purpose of building setbacks is to maintain adequate separations between buildings and to prevent the over massing of buildings on a site. In this case, staff finds the existing garage and residence are already quite close to the north property line. While there is one other residence in the area that has a 5 foot side setback, staff finds the proposed setback reduction would be out of place for the area and Title 30 requires primary structure setbacks within the NPO-RNP be maintained according to the underlying zoning district. Finally, the request represents a self-imposed hardship. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant

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Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WILLIAM DONGWOOK KIM
CONTACT: WILLIAM KIM, 6105 GOLDEN SADDLE STREET, SUITE 140, LAS VEGAS, NV 89130

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0694

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 11/24/2026

Location: *Refer to listing on other side*

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/15/2026 Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101133
ASSESSOR PARCEL #(s): 16310311001

PROPERTY ADDRESS/ CROSS STREETS: 2931 Bella Kathryn Circle, Las Vegas NV 89117, s. Pioneer Way and W. Edna Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Garage addition-add/extend existing garage space in order to better serve owners needs

PROPERTY OWNER INFORMATION

NAME: Tyrus Tom
ADDRESS: 2931 Bella Kathryn Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL 702-328-8699

APPLICANT INFORMATION (Information must match online application)

NAME: William D. Kim
ADDRESS: 6105 Golden Saddle St.
CITY: Las Vegas STATE: NV ZIP CODE: 89130
TELEPHONE: _____ CELL 702-812-6789 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: SAME AS AP Pleant
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*	Tyrus Tom Property Owner (Print)	9.14.2026 Date

From: Tyrus Tom
2931 Bella Kathryn Circle
Las Vegas, NV 89117
702-328-8699
To: Comprehensive Planning

Justification Letter

To whom this may concern: we would like to expand the garage area in order best serve my needs. I am a collector of automobiles that enthusiasts like me would consider to be very valuable. Currently my garage is full, and we cannot park our daily driver EV's inside the garage. We would like to expand the garage toward the street and toward the north property line. The front set back requirement will be met within the existing rule. We are looking to be allowed to encroach the existing side yard/north side property line set back rule of 10' and have it reduced to 5'. This will allow us to park within the garage space without the typical risk of parking 2 vehicles inside a standard 2 car garage with risk of damaging a vehicle. The additional space will also allow us to walk around the vehicles with enough room move other items in and out of the garage and around the cars such as trash cans, bikes, etc.

Please consider my request to wave the existing 10' side-yard set-back to a reduced 5'

In closing, I would very much appreciate the variance being granted.

Regards



Tyrus Tom

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12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0707-BOYD CORPORATE CAMPUS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment); a portion of a right-of-way being Teco Avenue located between Buffalo Drive and Pioneer Way (alignment); and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue; and a portion of a right-of-way being Sunset Road located between Buffalo Drive and Pioneer Way (alignment) within Spring Valley (description on file). MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:
163-34-401-012 through 163-34-401-014

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The plans depict the vacation of easements. The plans also show the vacation of rights-of-way along portions of Buffalo Drive and Teco Avenue for the construction of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400132 (VS-18-0667)	Second extension of time to vacate easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way - expired	Approved by BCC	February 2023
ET-22-400131 (ZC-18-0659)	First extension of time to reclassify the site from R-E zoning to C-2 zoning, waivers for increased height, roof line articulation, modified driveway geometrics, increased wall height, lighting, and design reviews for proposed buildings, lighting, landscaping, and increase finished grade - expired	Approved by BCC	February 2023
ET-20-400123 (VS-18-0667)	First extension of time to vacate easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way - expired	Approved by BCC	December 2020

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Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0667	Vacated easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way - expired	Approved by BCC	October 2018
ZC-18-0659	Reclassified the site from R-E zoning to C-2 zoning, waivers for increased height, roof line articulation, modified driveway geometrics, increased wall height, lighting, and design reviews for proposed buildings, lighting, landscaping, and increase finished grade – waivers of development standards and design review - expired	Approved by BCC	October 2018
ZC-0873-03 (WC-0192-04)	Waived a condition of a zone change requiring right-of-way dedication (Tioga Way)	Approved by BCC	August 2004
TM-0251-04	Tentative map for a 1 lot commercial subdivision	Approved by PC	June 2004
ZC-0083-04	Zone change to reclassify 10 acres from R-E and M-D to C-2 zoning for a shopping center	Approved by BCC	February 2004
ZC-0873-03	Zone change to reclassify 2.5 acres from R-E to M-D zoning	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IP (AE-60)	Industrial business park
South	Corridor Mixed-Use & Business Employment	RS20, CG & IP (AE-60)	Communication tower, office complex, office/warehouse & undeveloped
East	Corridor Mixed-Use & Business Employment	RS20 & IP (AE-60)	Communication tower & undeveloped
West	Corridor Mixed-Use	IP (AE-60)	Office complex

Related Applications

Application Number	Request
WS-26-0706	Waivers of development standards and design review for an office campus is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements and right-of-way that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Tioga Way, a portion of the cul-de-sac for Tioga Way, and the associated spandrel at the intersection of Sunset Road and Tioga Way;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BOYD GAMING CORPORATION
CONTACT: RUSSELL ROWE, ROWE LAW GROUP, 10624 S. EASTERN AVENUE #990, HENDERSON, NV 89052

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

7

APPLICATION NUMBER(s): WS-26-0706 & VS-26-0707

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 11/24/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

~~**PLANNING COMMISSION (PC)**~~

Date: _____ Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/26 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101148
ASSESSOR PARCEL #(s): 16334401012, 16334401013, 16334401014

PROPERTY ADDRESS/ CROSS STREETS: Northeast corner of Buffalo Drive & Sunset Road

DETAILED SUMMARY PROJECT DESCRIPTION

4-story professional office building for the Boyd Gaming Corporation corporate campus.
Applications: Entitlements & Vacation

PROPERTY OWNER INFORMATION

NAME: BOYD CORPORATE CAMPUS L L C
ADDRESS: 6465 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 832-5123 CELL (702) 830-2553

APPLICANT INFORMATION (information must match online application)

NAME: Boyd Gaming Corporation, Attn: Shane Rygol
ADDRESS: 6465 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 832-5123 CELL (702) 830-2553 ACCELA REFERENCE CONTACT ID # 177469

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Russell Rowe
ADDRESS: 10624 S Eastern Ave, #990
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: (702) 884-5014 CELL (702) 884-5014 ACCELA REFERENCE CONTACT ID # 177469

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | Boyd Corporate Campus, LLC By: Uri Clinton, its: Executive Vice President and Secretary **Property Owner (Print)** | 9/1/26 **Date**

ROWE LAW GROUP

Administrative Law & Public Affairs

Sept. 22, 2026

Jason Allswang, Director
Comprehensive Planning
Clark County
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Justification Letter, Boyd Gaming Corporate Campus – Vacation 163-34-401-012, 013 & 014

Dear Director Allswang:

On behalf of Boyd Gaming Corporation please accept this justification letter in support of the vacation of easements and rights-of-way relating to Boyd Gaming Corporation's new national corporate campus located at the northeast corner of Sunset & Buffalo.

The vacations are for various patent easements and rights-of-way along with a cross-access easement as noted on the plans. Notably, a similar vacation request was approved in 2018 (VS-18-0667) for Boyd Gaming's previous corporate headquarters project that was delayed by the COVID pandemic and the entitlements expired.

As a Nevada-born company, Boyd Gaming is proud to build its national headquarters in Clark County. Thank you for your kind assistance with this project.

Sincerely,

Russell Rowe

Russell M. Rowe

cc: Shane Rygol, Vice President, Design & Construction, Boyd Gaming Corporation

10624 S. Eastern Avenue, Suite 990, Henderson, NV 89052
(702) 884-5014

8

12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0706-BOYD CORPORATE CAMPUS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce EV capable parking spaces; and **3)** allow modified driveway geometrics. **DESIGN REVIEW** for a proposed office campus on 10.78 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Buffalo Drive and south of Teco Avenue within Spring Valley. MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:
163-34-401-012 through 163-34-401-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 75 feet where a maximum of 50 feet is permitted per Section 30.02.14 (a 50% increase).
2. Reduce the number of EV capable parking spaces to 46 spaces where 54 EV capable parking spaces are required per Table 30.04-5 (an 8% reduction).
3. a. Reduce the driveway throat depth along Sunset Road to 48 feet where 75 feet is required per Uniform Standard Drawing 222.1 along Sunset Road (a 36% reduction).
   b. Reduce the driveway throat depth along Buffalo Drive to 28 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 63% reduction).
   c. Reduce the driveway throat depth along Teco Avenue to 16 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).
   d. Reduce the driveway throat depth along Teco Avenue to 60 feet where 150 feet is required per Uniform Standard Drawing 222.1 along Teco Avenue (a 60% reduction).

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Acreage: 10.78
- Project Type: Office
- Number of Stories: 4
- Building Height (feet): 75

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- Square Feet: 213,100
- Parking Required/Provided: 533/740 (630 spaces parking garage)
- Sustainability Required/Provided: 7/7

History & Site Plans

ZC-18-0659 reclassified 2.5 acres from R-E zoning to C-2 zoning for a proposed office complex, the site consisted of 10.3 acres. The C-2 zoning was made permanent, and extensions of time requests for the waivers of development standards and design reviews were filed subsequently but have since expired. The original plans depicted 2 office buildings, 10 stories and 180 feet height, and a parking garage, 64 feet in height, to be constructed in 2 phases. Phase 1 included a 3 level parking garage at the northeast portion of the site with surface parking was located on the southwest portion of the site. The surface parking located at the northwest portion of the site was located where the future Phase 2 building was proposed. Phase 2 building was proposed at the northwest pad site and was proposed to be connected to the Phase 1 building by an enclosed breezeway. Phase 2 would have included a 3-level addition to the parking garage to provide a total of 2,233 parking spaces.

The current proposed plans depict a 4 story office building and a 3 story parking garage. The buildings are proposed to be connected via a subterranean walkway from the ground garage level to the elevator bay within the office building and via an open, ground-level plaza through a pedestrian realm. The plaza will serve as space for company gatherings as well as everyday employee rest area. There are 740 parking spaces provided, 630 spaces are located in the parking garage. Additionally, the plans depict 46 EV-capable spaces and 16 EV-installed spaces, where 54 EV-capable spaces and 16 EV-installed spaces are required. Hence the need for a waiver of development standards required for the remaining 8 EV-capable spaces not being provided. The design shows a dedicated drop-off and pick-up area for team members and visitors. The northeast corner of the site is proposed to be developed in the future.

Access to the site is via four commercial driveways. First driveway along Sunset Road serves as an entrance to the visitor parking lot, depicting a 48-foot throat depth where 75 feet is required. The second driveway is along Buffalo Drive, which will also serve as an entrance to the visitor parking lot and it depicts a 28 foot throat depth where 75 feet is the standard. The last 2 driveways are along Teco Avenue. One will serve vendor's parking lot and loading area; this driveway shows a 16-foot throat depth where 25 is required. The other driveway serves as the access point for the employee parking garage, and it depicted with a 60 foot throat depth where 150 is required. Requests for waiver of development standards are included to allow driveway throat depth reductions.

Landscaping

Site amenities include a plaza along the north, east, west, and south sides of the office building, exterior employee patio/break area, bicycle parking areas, and drop off areas. The plans depict compliance with Title 30 Development Code requirements for street and parking lot areas.

Elevations

The plan depicts a proposed 4 story, 75 foot high office building requiring waiver of development standards to allow this height where 50 feet is permitted. It consists of interconnected metal panels which run down the faces of the buildings with glass walls depicting modern architectural design with painted metal panels, recessed colored curtain wall systems with either blue or grey coloring at varying levels, and painted architectural metal louvers. The parking garage is 45 feet high with 3 parking levels and will have the ability to expand with additional levels in the future.

Floor Plan

The office building is a 213,100 square foot 4 story office building. The plans depict shell space for corporate offices for the Boyd Gaming Headquarters.

Applicant's Justification

The applicant states that they have not experienced problems at its current headquarters where there are no EV charging opportunities. The mix of vehicle types among team members would be more than sufficiently supported by the 16 charging spaces as required by code. Boyd Gaming could add additional charging spaces as demand requires through the 46 EV-capable spaces. Also, the applicant finds that the previously approved application for Boyd's corporate campus in 2018 was substantially in footprint and height. It consisted of 639,000 square feet and was 180 feet tall. The reduced footprint and building height of this 4 story building will blend well with the adjacent office, commercial and industrial properties surrounding the site.

Furthermore, the access points throat depths should not negatively impact the development. The access driveways along Sunset Road and Buffalo Drive will not be heavily used for office headquarters even during peak hours. The one access point via Teco Avenue will be used for loading areas and select vendor access resulting in limited and sporadic commercial traffic. Additional access via Teco Avenue is for the employee parking garage and it is a significant distance from the Buffalo arterial. It provides access from a local street used for nonresidential purposes. Additionally, access to the garage is provided via multiple entry gates accommodating high volume traffic flow, while the entry gates are also accessible from Sunset via the Tioga Street cul-de-sac which itself has significant throat depth. Combining these features will adequately serve employee access.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400132 (VS-18-0667)	Second extension of time to vacate easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way - expired	Approved by BCC	February 2023
ET-22-400131 (ZC-18-0659)	First extension of time to reclassify the site from R-E zoning to C-2 zoning, waivers for increased height, roof line articulation, modified driveway geometrics, increased wall height, lighting, and design reviews for proposed buildings, lighting, landscaping, and increase finished grade - expired	Approved by BCC	February 2023

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Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400123 (VS-18-0667)	First extension of time to vacate easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way - expired	Approved by BCC	December 2020
VS-18-0667	Vacated easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way - expired	Approved by BCC	October 2018
ZC-18-0659	Reclassified the site from R-E zoning to C-2 zoning, waivers for increased height, roof line articulation, modified driveway geometrics, increased wall height, lighting, and design reviews for proposed buildings, lighting, landscaping, and increase finished grade – waivers of development standards and design review - expired	Approved by BCC	October 2018
ZC-0873-03 (WC-0192-04)	Waived a condition of a zone change requiring right-of-way dedication (Tioga Way)	Approved by BCC	August 2004
TM-0251-04	1 lot commercial subdivision	Approved by PC	June 2004
ZC-0083-04	Reclassified 10 acres from R-E and M-D to C-2 zoning for a shopping center	Approved by BCC	February 2004
ZC-0873-03	Reclassified 2.5 acres from R-E to M-D zoning	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IP (AE-60)	Industrial business park
South	Corridor Mixed-Use & Business Employment	RS20, CG & IP (AE-60)	Communication tower, office complex, office/warehouse & undeveloped
East	Corridor Mixed-Use & Business Employment	RS20 & IP (AE-60)	Communication tower & undeveloped
West	Corridor Mixed-Use	IP (AE-60)	Office complex

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-26-0707	Vacation and abandonment for easements and portions of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

This site is accessed via major streets (Buffalo Drive and Sunset Road), and there is no residential development adjacent to the site, with some commercial and industrial development located to the south, west, and north of the site. The industrial development to the west has an overall building height of 60 feet. The previously approved building height was 180 feet. Staff finds that the present request of 75 feet high for the corporate office building should not negatively impact on the immediate area and is compatible with abutting uses. Therefore, staff can support the request. Moreover, staff finds that the request to reduce the number of required EV- capable parking spaces should not have a negative impact. Alternative modes of transit will also contribute to minimizing the large need for EV-capable parking spaces. Therefore, staff can support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The site is located on the northeast corner of Sunset Road and Buffalo Drive which are both arterial streets. Overall, the site provides sufficient sustainability points. The site amenities such as the plaza provide an open green space which will not increase the heat index and complies with Goal 3.6 which encourages enhanced sustainability and resilience practices into the built environment. It also complies with Policy 3.6.1 which encourages the mitigation of the urban heat island effect in existing and new development through site and building features that provide shade, increase urban canopies, reduce footprint of hardscaped areas and otherwise help to reduce the absorption by exterior surfaces. The plans depict a cohesive development building articulations, exterior materials and overall size which are compatible with the surrounding developments. Even though there are loading areas proposed in the northwest corner of the site, the vast landscaping will provide sufficient buffer to the proposed loading area. Therefore, staff can support the design review request.

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Public Works - Development Review

Waiver of Development Standards #3

The applicant worked with staff on the proposed throat depths for the Sunset Road, Buffalo Drive, and Teco Avenue driveways. Given the site's multiple driveway access points, traffic is expected to be distributed throughout the development, reducing the potential for vehicle stacking in the right-of way and mitigating impacts associated with the reduced throat depths. Therefore, staff has no objection to this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Tioga Way, a portion of the cul-de-sac for Tioga Way, and the associated spandrel at the intersection of Sunset Road and Tioga Way;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

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- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0188-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BOYD GAMING CORPORATION
CONTACT: RUSSELL ROWE, ROWE LAW GROUP, 10624 S. EASTERN AVENUE #990, HENDERSON, NV 89052

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

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APPLICATION NUMBER(s): WS-26-0706 & VS-26-0707

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

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~~**PLANNING COMMISSION (PC)**~~

Date: _____ Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

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BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/26 Time: 9:00 AM

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Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101148
ASSESSOR PARCEL #(s): 16334401012, 16334401013, 16334401014

PROPERTY ADDRESS/ CROSS STREETS: Northeast corner of Buffalo Drive & Sunset Road

DETAILED SUMMARY PROJECT DESCRIPTION

4-story professional office building for the Boyd Gaming Corporation corporate campus.
Applications: Entitlements & Vacation

PROPERTY OWNER INFORMATION

NAME: BOYD CORPORATE CAMPUS L L C
ADDRESS: 6465 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 832-5123 CELL (702) 830-2553

APPLICANT INFORMATION (information must match online application)

NAME: Boyd Gaming Corporation, Attn: Shane Rygol
ADDRESS: 6465 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 832-5123 CELL (702) 830-2553 ACCELA REFERENCE CONTACT ID # 177469

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Russell Rowe
ADDRESS: 10624 S Eastern Ave, #990
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: (702) 884-5014 CELL (702) 884-5014 ACCELA REFERENCE CONTACT ID # 177469

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | Boyd Corporate Campus, LLC By: Uri Clinton, its: Executive Vice President and Secretary **Property Owner (Print)** | 9/1/26 **Date**

ROWE LAW GROUP
Administrative Law & Public Affairs

October 15, 2026

Jason Allswang, Director
Comprehensive Planning
Clark County
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Justification Letter, Boyd Gaming Corporate Campus
Northeast corner of Buffalo & Sunset (APN 163-34-401-012, 013 & 014)

Dear Director Allswang:

On behalf of Boyd Gaming Corporation please accept this justification letter in support of Boyd Gaming Corporation's new national corporate campus. Locally founded in 1975, Boyd Gaming is one of the largest and most successful hotel-casino-entertainment companies in the United States, currently operating 27 gaming properties in 11 states including 10 the Las Vegas valley, four of which within Clark County.

The corporate campus will be located at the northeast corner of Sunset & Buffalo on approximately 10 acres appropriately zoned Commercial General (CG). The project will include a 4-story office building consisting of approximately 213,000 square feet with a 3-story parking garage that will have the ability to expand with additional levels. The office building and parking garage will be connected in two ways. First, the design will take advantage of site grade changes to incorporate a subterranean walkway from the garage ground level to the elevator bay within the office building. Second, an open, ground-level plaza will connect the garage and building through a welcoming pedestrian realm. The plaza will also function as a space for company gatherings as well as employee relaxation. The design also incorporates a dedicated drop-off and pick-up area for Boyd team members and visitors to support alternative forms of a transit to the office. Finally, a 2+ acre parcel at the northeast corner of the campus is reserved for a future building, reflected on the site plan N.A.P. and hatched in gray.

Parking Analysis

The project is projected to provide 740 parking spaces where 533 would be required. The 742 spaces consist of 630 in the parking garage with the remaining spaces distributed between the southwest lot for visitor parking (75) at the front-facing visitor entrance to the campus and the lot at the northwest corner of the site (35 spaces) for loading dock and select vendor-related visits.

10624 S. Eastern Avenue, Suite 990, Henderson, NV 89052
(702) 884-5014

Waivers

- Electric Vehicle Parking
  - Support of electric vehicles will also be provided via 46 EV-capable spaces and 16 EV-charging space where 54 and 16 would be required, respectively, leaving the site 8 EV-capable spaces short at initial build-out. Boyd Gaming has not experienced problems at its current headquarters where there are no EV charging opportunities. The mix of vehicle types among team members would be more than sufficiently supported by the 16 charging spaces as required by code. Boyd Gaming could add additional charging spaces as demand requires through the 46 EV-capable spaces.
- Building Height
  - The 4-story building proposes a height of 75 feet where 50 feet is permitted. Notably, the County approved a previous application for Boyd's corporate campus in 2018 consisting of two substantially larger 10-story buildings totaling 639,000 sf at a height of 180 feet. The reduced footprint and building height of this 4-story building will blend well with the adjacent office, commercial and industrial properties surrounding the site.
- Driveway Throat Depth
  - Waiver of the throat depth for four of the driveways is requested as follows:
    - *South driveway off Sunset – 48' 9" where 75 feet is required.* As an entrance to the visitor parking lot, it will not be heavily used for an office headquarters use even during peak hours. The lot also has a secondary access off Buffalo.
    - *West driveway off Buffalo – 28' 6" where 75 feet is required.* The rationale for this waiver is the same as above.
    - *Northwest driveway off Teco – 16' 9" where 25 feet is required.* This lot will be used for loading dock and select vendor access resulting in limited and sporadic commercial traffic.
    - *Northeast driveway off Teco – 60' 9" where 150 feet is required.* This access point for the employee parking garage is a significant distance from the Buffalo arterial and provides access from of a local street used for nonresidential purposes. Additionally, access to the garage is provided via multiple entry gates accommodating high volume traffic flow, while the entry gates are also accessible from Sunset via the Tioga Street cul-de-sac which itself has significant throat depth. Combined these features will adequately serve employee access.

Notably, the 2018 approval of Boyd Gaming's original corporate headquarters project was delayed by the COVID pandemic. The ensuing changes to employee working habits resulted in the complete redesign of the project into this more limited and aesthetically designed development that more appropriately accommodates today's work environment. It

will compliment and be harmonious with the existing corporate offices, commercial, and office-industrial developments surrounding Boyd Gaming's corporate campus.

As a Nevada-born company, Boyd Gaming is proud to build its national headquarters in Clark County. Thank you for your kind assistance with this project.

Sincerely,

Russell Rowe

Russell M. Rowe

cc: Shane Rygol, Vice President, Design & Construction, Boyd Gaming Corporation